



45 Byron Walk, Nantwich, CW5 5UT
Guide Price £225,000



In association with



Three Bedroom End-Terrace with South-East Facing Garden and Allocated Parking

DESCRIPTION

Well-proportioned end-terrace home offering spacious living accommodation, a private south-east facing garden, and off-road parking.

DOWNSTAIRS

Entry via a UPVC front door into a central entrance hall with access to the cloakroom and main living room.

The living room spans approximately 225 sq ft and includes a large front-facing double glazed window, carpeted flooring, radiators, TV point, and under-stair storage.

To the rear of the property, the kitchen/dining room is fitted with matching wall and base units under a black worktop. Appliances include a four-ring gas hob, integrated oven, single bowl sink, and plumbing for a washer/dryer. The room also houses the boiler and benefits from a rear-facing double glazed window and patio doors opening onto the garden. Finished with wooden flooring, radiator, ceiling light, and spotlights.

UPSTAIRS

The first floor offers three bedrooms – two doubles and one single – all finished with carpeted flooring, double glazed windows, radiators, and light fittings.

The family bathroom comprises a three-piece suite: panelled bath with overhead shower, pedestal sink, and low flush W/C. It features laminated flooring, half tiled walls, radiator, ceiling light, and a frosted double glazed window.





GARDEN

South-east facing and fully enclosed, the garden offers a private outdoor space with a patio area to the front, lawned section to the rear, and gated access to the front of the property.

OUTSIDE

To the front, there is a lawned garden with hedge boundary and a pathway to the entrance. One allocated parking space is situated in a shared parking area to the rear.

SERVICES

All Mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Leasehold
980 Years

COUNCIL TAX

Band C

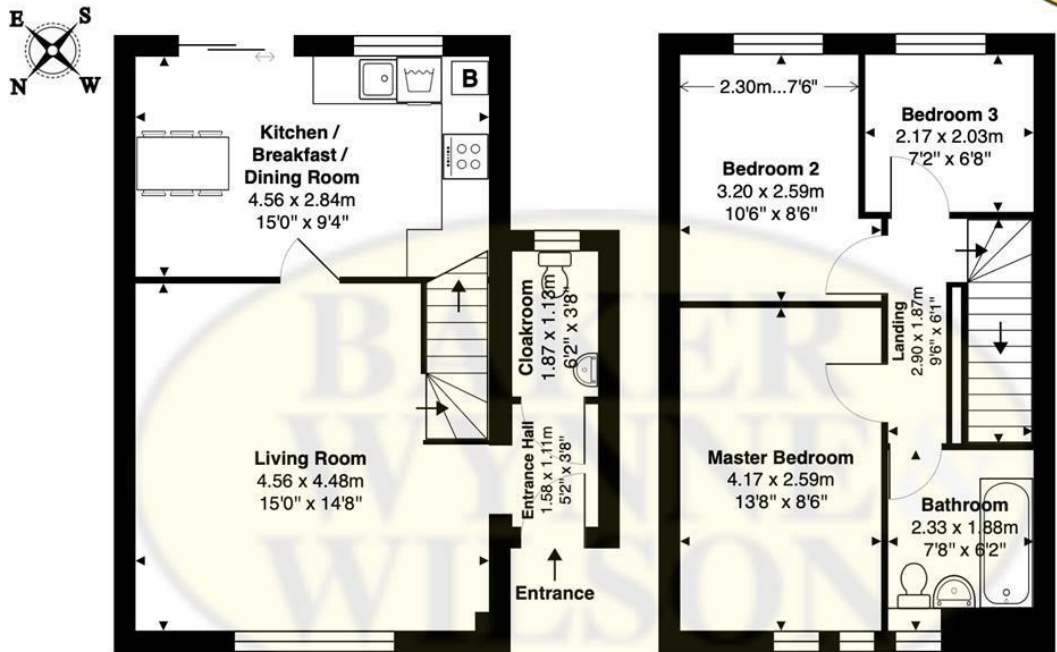
VIEWING

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214





**BAKER
WYNNE &
WILSON**



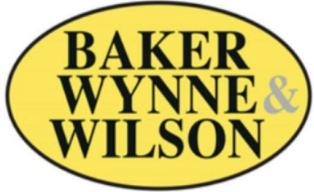
45 BYRON WALK, NANTWICH, CHESHIRE, CW5 5UT

Approximate Gross Internal Area: 72.2 m² ... 777 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

